

# Staff Summary Report



Hearing Officer Hearing Date: May 6, 2008

Agenda Item Number: 3

**SUBJECT:** This is a public hearing for a request by **BETHANY CHRISTIAN SCHOOL (PL080059)** located at 6304 South Price Road for one (1) use permit.

**DOCUMENT NAME:** 20080506dssd01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **BETHANY CHRISTIAN SCHOOL (PL080059)** (Scott Wunderlich/ Cityspaces, applicant; Bethany Christian School, property owner) located at 6304 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP08047** Use permit to allow an expansion of a private school.

**PREPARED BY:** Shawn Daffara, Planner II (480-858-2284)

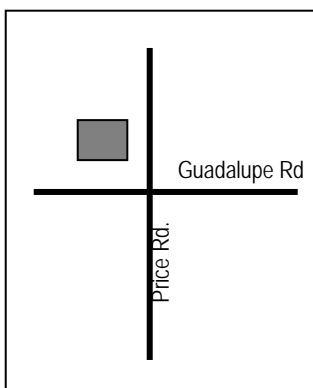
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-8

**ADDITIONAL INFO:** Bethany Christian School is requesting a use permit to expand the existing private school in the PCC-1, Planned Commercial Center Neighborhood District located at 6304 South Price Road. The site is at the northwest corner of Guadalupe Road and Price Road. Staff is recommending approval of the request with conditions. To date, no public input has been received.



**PAGES:**

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description
4. Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Landscape Plan
7. Elevations
- 8-10. Staff Photograph(s)

## COMMENTS:

Bethany Christian School is requesting a use permit to expand the existing private school. The school is planning to construct two (2) new modular buildings and move classrooms into Building A (currently Tax Accounting office). The first modular building will be located at the northwest corner of the site; to be utilized as new classroom space. The second modular building will be replacing building F (existing classrooms) and will be located to the east of building E; this building will be used as a new music room. The school will also be placing additional classrooms into Building A. The school will have to process a Subdivision Plat to combine lots 1 and 3 into one parcel. Building A currently sits on Lot 3 and the school has parking and future playground fencing across the property lines. The applicant is aware and agrees to a condition of approval to submit for a Subdivision Plat.

Bethany Christian School has been at this site since 2003 and offers elementary (K- 8<sup>th</sup> Grade) education. The current enrollment is approximately 260 students, along with approximately 35 Faculty and staff. Classes start at 8:00 AM and school is out by 4:00 PM

Staff supports the request with conditions. To date, no public input has been received.

## Use Permit

The Zoning and Development Code requires a use permit for a private school in the PCC-1, Planned Commercial Center Neighborhood District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the private school use proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - There doesn't appear to be a significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - It appears that the proposed use will not create any nuisances for the surrounding area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
  - The proposed use would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with existing surrounding uses. There will be no exterior changes made to the building.

## Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval

**REASON(S) FOR  
APPROVAL:**

1. There doesn't appear to be a significant increase in vehicular or pedestrian traffic in adjacent areas.
2. It appears that the proposed use will not create any nuisances on the surrounding area.
3. The proposed use appears to be compatible with existing surrounding uses. There will be no exterior changes made to the building.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE  
FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITION(S)  
OF APPROVAL:**

1. The use permit is valid for the Bethany Christian School and may be transferable upon Development Services Staff review.
2. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
3. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing set to re-evaluate the appropriateness of the use permit.
4. Any expansion or intensification of the use shall require a new use permit to be approved.
5. All business signs shall be approved through Development Review, and permits obtained.
6. A subdivision plat is required to combine Lots 1 and 3 to form one parcel for Bethany Christian School within ninety (90) days (August 6, 2008).
7. The new modular buildings shall complement the existing school buildings in color, form, and material.
8. The new modular buildings and site modifications will require Development Plan Review approval within one (1) year (May 6, 2009).

**HISTORY & FACTS:**

May 8, 2003

CC030017: City Council approved a General and Final Plan of Development for a use permit to allow a private school and an outdoor playground area for BETHANY CHRISTIAN SCHOOL

**DESCRIPTION:**

Owner – Bethany Christian School  
Applicant – Scott Wunderlich/City Spaces  
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District  
Lot Area – 148,539 s.f. / 34.1 acres  
Existing Building Area– 33,740 s.f.  
New Modular Music Room –2,544 s.f.  
New Modular Building F –1,691 s.f.  
Total Parking Required – 91 spaces  
Total Parking Provided – 91 spaces

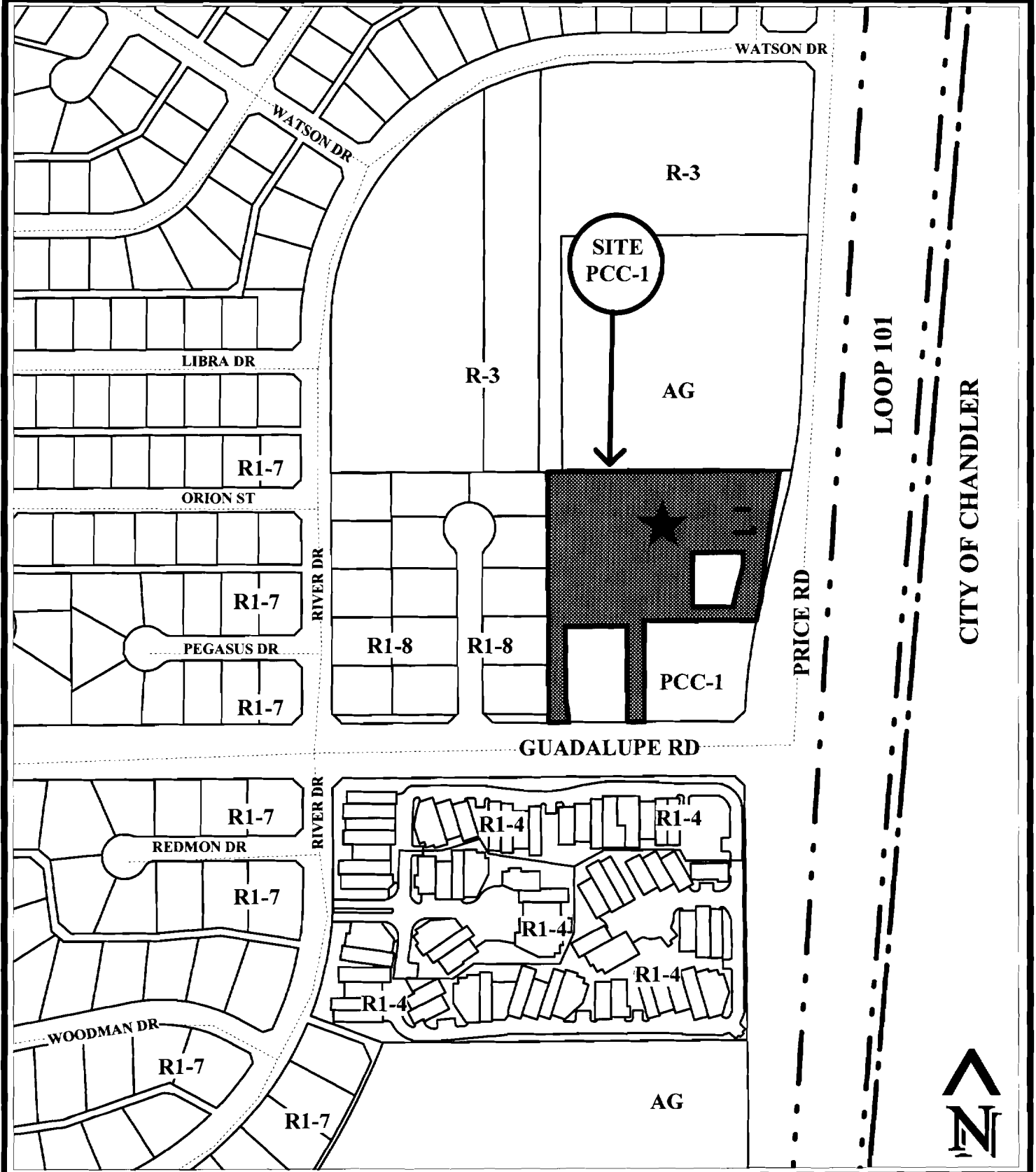
**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

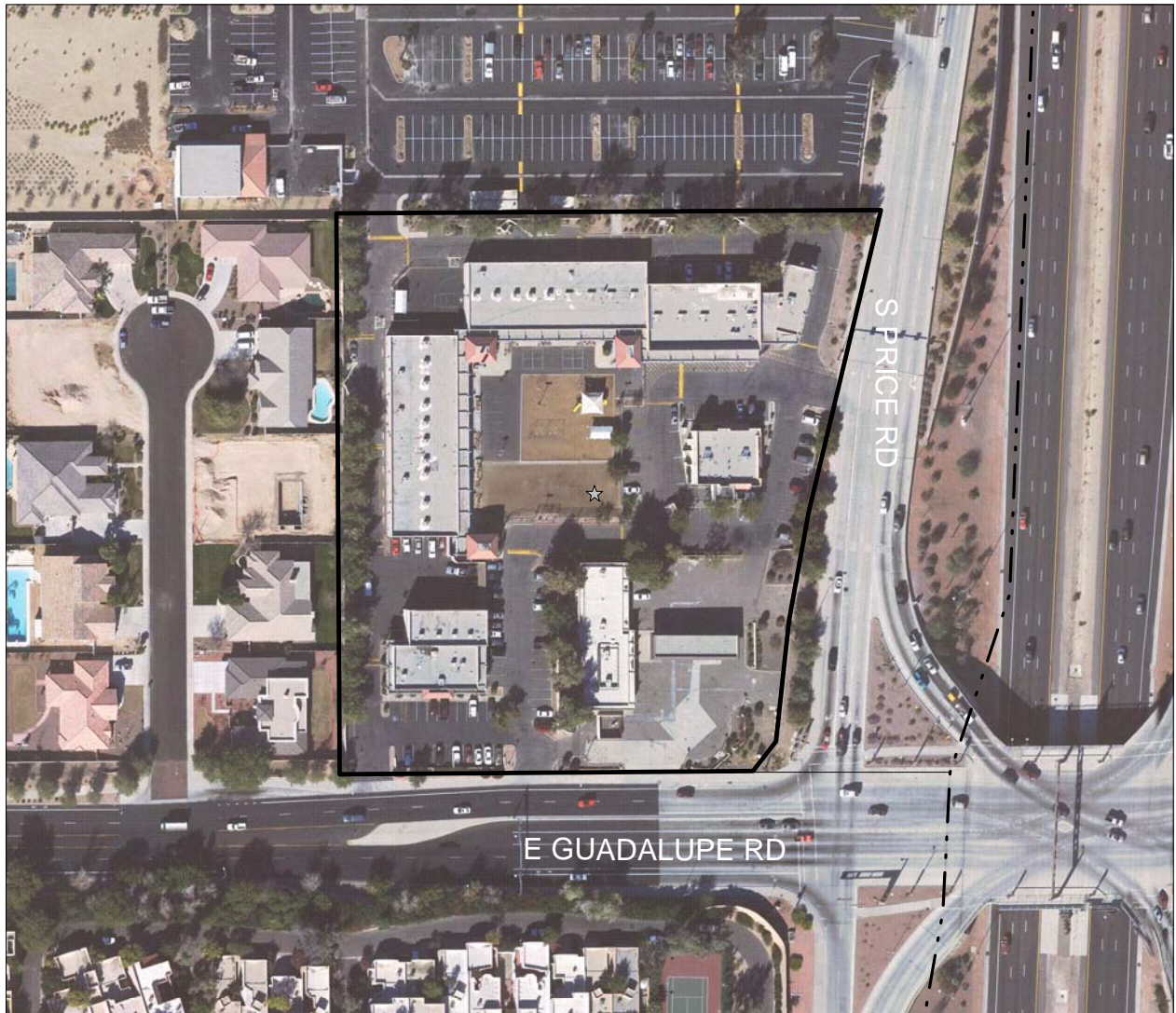
Part 3, Chapter 2, Section 3-202  
Permitted Uses in Commercial and Mixed Use Districts

Part 6, Chapter 3, Section 6-308  
Use Permit

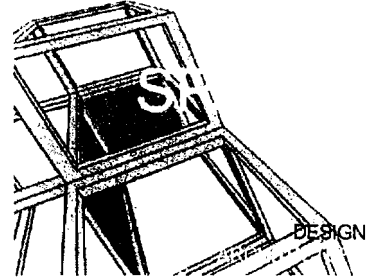
**BETHANY CHRISTIAN SCHOOL**

**PL080059**





BETHANY CHRISTIAN SCHOOL EXP (PL080059)



March 18, 2008

City of Tempe  
Planning and Development  
Use Permit Request

Bethany Christian School  
6304 South Price Road  
Tempe, AZ

To whom it may concern:

Bethany Christian Church is requesting to expand their current use permit to the addition of two buildings, as shown in the attached plans. We propose to add a 2,544 s.f. modular parapet building in the northwest corner of the site, bounded by the existing buildings C and D. We also proposed to demolish the existing 1,200 s.f. building F and its drive-thru canopy, and replace it with a modular parapet building of approximately 1,600 s.f.

The buildings are designed to match the architectural theme of the existing buildings. The buildings will be painted in the same color as the existing, to be compatible with the adjacent buildings. The doors open to the interior of the site, with no windows to the parking lot or driveways. While there are planned to be more students on campus, it is not anticipated that the noise levels will raise beyond what is existing, and no other activities are planned that would cause any other nuisance such as odor, vibration, smoke, heat or glare. All student activities are performed inside the buildings, or in the interior of the site, buffered by the existing buildings.

The increase in students should not cause any significant rise in traffic. All traffic comes off of Price or Guadalupe, and no minor residential streets are affected.

The school has a good reputation as a quality school, works hard at being a good neighbor, and has pride in their campus and in their work. They are an asset to the City of Tempe, and have given life to an old strip mall.

Thank you for your time,

Scott Wunderlich  
  
City Spaces

132 South Central Avenue  
Suite 200  
Phoenix, Arizona 85004  
602-266-7777 Phone  
602-266-1688 Fax  
[www.cityspaces.com](http://www.cityspaces.com)





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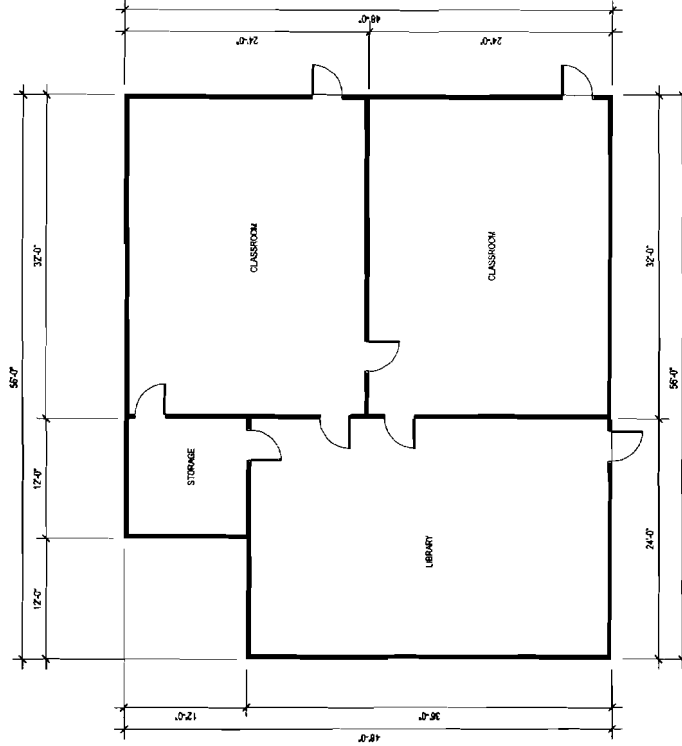
Principal:  
Grant Call  
gcall@cityspaces.net  
Project Manager:  
Scott Wundtlen



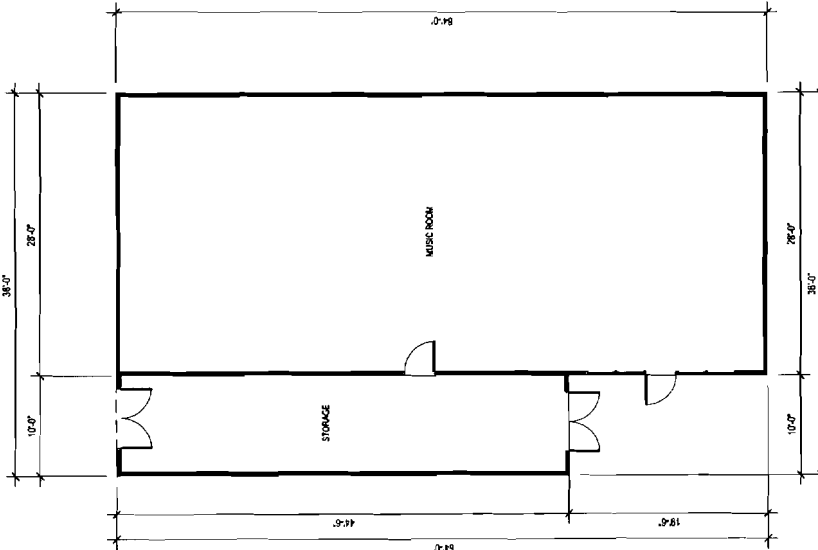
Revisions
1
2
3
4
5
6

Bethany Christian  
School Expansion  
8344 South Pinal Road  
Tempe, Arizona  
02-15-08  
AZ-1155

**A2.1**  
Floor Plan



Building One - Floor Plan  
3/16" = 1'-0"



Building Two - Floor Plan  
3/16" = 1'-0"







**BETHANY CHRISTIAN SCHOOL**

**6304 S PRICE RD**

**PL080059**

**EXISTING BUILDING TO BE REMOVED AND  
REPLACED WITH MODULAR.**





**BETHANY CHRISTIAN SCHOOL**

**6304 S PRICE RD**

**PL080059**

**EXISTING SCHOOL: VIEW TO NORTHWEST**



**BETHANY CHRISTIAN SCHOOL**

**6304 S PRICE RD**

**PL080059**

**EXISTING YARD: PROPOSED MODULAR  
BUILDING**